


Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address WEILAND GOLDEN GOODRICH LLP David M. Goodrich, State Bar No. 208675 dgoodrich@wglp.com 650 Town Center Drive, Suite 600 Costa Mesa, California 92626 Telephone 714-966-1000 Facsimile 714-966-1002 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Wesley H. Avery	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION 	
In re: ALFREDO F. TORRES, Debtor(s).	CASE NO.: 2:19-bk-16040-BB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 07/13/2022	Time: 10:00 am
Location: United States Bankruptcy Court, Courtroom 1539, 255 E. Temple Street, Los Angeles, California 90012	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 06/29/2022

Description of property to be sold: All of the Estate's right, title and interest in the commercial real property located at 115 Nevada Street, El Segundo, California 90245, APN: 4319-004-046, 4139-004-047, 4139-004-048.

Terms and conditions of sale: Subject to overbid. Earnest money deposit of \$100,000.0 required. Sale is "as is, where is," with no warranties or guaranties of any kind. Offer must be non-contingent and "all cash" to the estate (i.e. buyer has immediately available third-party funding). Sale is subject to Bankruptcy Court approval. Other terms and conditions apply. See attached notice of hearing. Also see the motion on file with the Clerk of Court.

Proposed sale price: \$ 2,500,000.00

Overbid procedure (if any): Overbid increments: \$25,000.00 initial / \$10,000.00 thereafter. \$100,000.00 earnest money deposit.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Sale Date: July 13, 2022 at 10:00 a.m.

Location

United States Bankruptcy Court

Central District of California, Los Angeles Division

255 E. Temple Street, Courtroom 1539

Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Brian Parsons

Keller Williams Realty

251 S. Lake Avenue, Suite 150

Pasadena, California 91101

(626) 204-3400

brian@theparsonsrealestateteam.com

Date: 06/22/2022

Overbid Procedures - Case No. 2:19-bk-16040-BB

The Trustee proposes the following procedure to allow for overbids prior to the Court's approval of the sale of the Property to ensure that the Property is sold for the best possible price:

1. Qualifying bidders ("Qualifying Bidder") shall:
 - a. Bid at least \$2,525,000.00 in cash for the Property;
 - b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement attached to the Motion as **Exhibit 14**;
 - c. Be financially qualified, in the Trustee's exercise of his sound business judgment, to close the sale as set forth in the Purchase Agreement;
 - d. Submit an offer that does not contain any contingencies to closing the sale, including, but not limited to, financing, inspection, or repair contingencies;
 - e. Submit a cash deposit in the amount of \$100,000.00 (\$75,000.00 plus \$25,000.00) ("Overbid Deposit") payable to Wesley H. Avery, Chapter 7 Trustee for the Bankruptcy Estate of Alfredo F. Torres, in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee's counsel (at the address shown in the upper left-hand corner of the first page of this Motion) no later than two business days before the hearing on the Motion which is currently set for July 13, 2022 at 10:00 a.m. ("Overbid Deadline"). In his absolute and sole discretion, the Trustee shall have the right to

accept additional overbids submitted prior to the hearing but after the Overbid Deadline.

2. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.

3. Any incremental bid in the bidding process shall be at least \$10,000.00 higher than the prior bid.

4. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder ("Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the sale. At the hearing on the Motion, and upon conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder ("Back-Up Bidder") which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further Court order.

5. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s).

6. Upon the conclusion of the auction, any Overbid Deposits, other than the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be promptly returned. The deposit of the Back-Up Bidder will be returned promptly following the close of escrow for the sale of the Property to the Successful Bidder.

David M. Goodrich, State Bar No. 208675
dgoodrich@wglp.com

WEILAND GOLDEN GOODRICH LLP

650 Town Center Drive, Suite 600

Costa Mesa, California 92626

Telephone: (714) 966-1000

Facsimile: (714) 966-1002

Attorneys for Chapter 7 Trustee
Wesley H. Avery

UNITED STATES BANKRUPTCY COURT

CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES DIVISION

In re

ALFREDO F. TORRES,

Debtor.

Case No. 2:19-bk-16040-BB
Chapter 7

**NOTICE OF HEARING ON CHAPTER 7 TRUSTEE'S
MOTION FOR ORDER:**

- (1) **AUTHORIZING SALE OF REAL PROPERTY
FREE AND CLEAR OF LIENS, CLAIMS, AND
INTERESTS PURSUANT TO 11 U.S.C.
§§ 363(b), (f) and (h);**
- (2) **APPROVING OVERBID PROCEDURES;**
- (3) **APPROVING BUYER, SUCCESSFUL BIDDER,
AND BACK-UP BIDDER AS GOOD-FAITH
PURCHASER PURSUANT TO 11 U.S.C.
§ 363(m);**
- (4) **AUTHORIZING PAYMENT OF UNDISPUTED
LIENS, REAL ESTATE BROKER'S
COMMISSIONS AND OTHER ORDINARY
COSTS OF SALE;**
- (5) **COMPELLING DEBTOR AND ANY OTHER
OCCUPANTS TO VACATE AND TURN OVER
REAL PROPERTY;**
- (6) **ESTABLISHING PROCEDURE FOR
REMOVAL OF PERSONAL PROPERTY; AND**
- (7) **AUTHORIZING ISSUANCE OF WRIT OF
ASSISTANCE**

**[115 Nevada Street, El Segundo, California 90245;
APN: 4319-004-046, 4139-004-047, 4139-004-048]**

DATE: July 13, 2022
TIME: 10:00 a.m.
PLACE: Courtroom 1539
255 E. Temple St.
Los Angeles, CA 90012

**TO THE OFFICE OF THE UNITED STATES TRUSTEE; DEBTOR; DEBTOR'S
COUNSEL; AND ALL OTHER INTERESTED PARTIES AND POTENTIAL BUYER(S):**

PLEASE TAKE NOTICE that on July 13, 2022 at 10:00 a.m., or as soon thereafter as the matter may be heard, the Court will conduct a hearing ("Hearing") in the above-captioned Court on the *Chapter 7 Trustee's Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of Liens, Claims, and Interests Pursuant to 11 U.S.C. §§ 363(b), (f) and (h); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful Bidder, and Back-up Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m); (4) Authorizing Payment of Undisputed Liens, Real Estate Broker's Commissions and Other Ordinary Costs of Sale; (5) Compelling Debtor and any Other Occupants to Vacate and Turn Over Real Property; (6) Establishing Procedure for Removal of Personal Property; and (7) Authorizing Issuance of Writ of Assistance ("Motion")* filed by Wesley H. Avery, the duly qualified, appointed, and acting Chapter 7 Trustee ("Trustee") of the bankruptcy estate ("Estate") of the above-captioned Debtor ("Debtor").

PLEASE TAKE FURTHER NOTICE that through the Motion, the Trustee seeks an order approving the sale ("Sale") of the Estate's right, title and interest in commercial real property located at 115 Nevada Street, El Segundo, California 90245 ("Property"), including the interests of co-owners Rigoberto Torres and the Torres Vallejo Family Trust under 11 U.S.C. § 363(h), on the terms and conditions stated in the written offer titled *Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate (Non-Residential) and Addendum No. 1* (together, "Purchase Agreement") attached to the Motion as Exhibit 14, and incorporated herein by reference, to Northstar Group Properties, LLC or assigns ("Buyer"), for \$2,500,000.00, cash, or to any person or entity who appears at the hearing on the Motion and submits a higher acceptable bid in accordance with the Trustee's proposed overbid procedures.

PLEASE TAKE FURTHER NOTICE that as part of the Motion, the Trustee seeks an order approving the sale free and clear of any liens, claims, and interests. The

Property is being sold on an “as is, where is” basis, with no warranties, recourse, contingencies, or representations of any kind.

PLEASE TAKE FURTHER NOTICE that the Trustee also requests (i) approval of the buyer, successful bidder and back-up bidder as good-faith purchasers, (ii) approval of proposed overbid procedures, (iii) approval to pay the undisputed lien, any real estate taxes owed, the sale proceeds payable to the co-owners Rigoberto Torres and the Torres Vallejo Family Trust, the broker’s commission and other costs of sale, (iv) an order compelling the Debtor and any other occupants to vacate the Property and remove all personal property, (v) establishment of a procedure for removal of personal property, (vi) issuance of a writ of assistance, and (vii) waivers of the lodging period and any stay of the order granting the Motion.

PLEASE TAKE FURTHER NOTICE that after payment of undisputed liens, current and past due real estate taxes, brokers’ commissions, and cost of sale, the Trustee estimates that the sale will generate approximately \$278,197.56 for the benefit of the Estate,¹ calculated as follows:

Purchase Price	\$2,500,000.00
Loan Payoff	\$889,648.35
County Taxes	\$8,568.14
Costs of sale	\$142,404.81
Subtotal ²	\$1,459,378.70
Estate’s 1/3 share	\$486,459.56
Trustee commission	\$98,250.00
Estate’s estimated legal and accounting fees	\$75,000.00
Capital gains taxes	\$208,262.00
Approximate Net proceeds	\$104,947.56

PLEASE TAKE FURTHER NOTICE that to the extent there is any tax liability to the Estate from the sale, the Trustee is authorized to pay such taxes from the net sale proceeds.

¹ The Trustee is also holding \$70,245.88 recovered from an undisclosed bank account.

² Includes the interest of co-owners of the Property.

1 **PLEASE TAKE FURTHER NOTICE** that as further detailed in the Motion, the
2 Trustee proposes the following **OVERBID PROCEDURES** for the purchase of the
3 Property:

4 **PROPOSED OVERBID PROCEDURES**

5 The proposed sale to the Buyer is subject to approval of the United States
6 Bankruptcy Court and to qualified overbids. The Buyer has offered to purchase the
7 Property for \$2,500,000.00 ("Purchase Price"), \$75,000.00 of which has been tendered,
8 with the balance to be tendered upon Close of Escrow (as defined in the Purchase
9 Agreement). As noted above, however, the sale of the Property is subject to overbid
10 pursuant to the following proposed overbid procedures ("Overbid Procedures"):

- 11 1. Qualifying bidders ("Qualifying Bidder") shall:
 - 12 a. Bid at least \$2,525,000.00 in cash for the Property;
 - 13 b. Set forth in writing the terms and conditions of the offer that are
14 at least as favorable to the Trustee as those set forth in the Purchase
15 Agreement attached to the Motion as Exhibit 14;
 - 16 c. Be financially qualified, in the Trustee's exercise of his sound
17 business judgment, to close the sale as set forth in the Purchase
18 Agreement;
 - 19 d. Submit an offer that does not contain any contingencies to
20 closing the sale, including, but not limited to, financing, inspection, or repair
21 contingencies;
 - 22 e. Submit a cash deposit in the amount of \$100,000.00
23 (\$75,000.00 plus \$25,000.00) ("Overbid Deposit") payable to Wesley H.
24 Avery, Chapter 7 Trustee for the Bankruptcy Estate of Alfredo F. Torres, in
25 the form of a cashier's check, which Overbid Deposit shall be non-
26 refundable if the bid is deemed to be the Successful Bid, as defined in
27 paragraph 4 below. The Overbid Deposit, written offer, and evidence of
28 financial qualification must be delivered to the Trustee's counsel (at the

address shown in the upper left-hand corner of the first page of this Motion) no later than two business days before the hearing on the Motion which is currently set for July 13, 2022 at 10:00 a.m. ("Overbid Deadline"). In his absolute and sole discretion, the Trustee shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline.

2. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.

3. Any incremental bid in the bidding process shall be at least \$10,000.00 higher than the prior bid.

4. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder ("Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the sale. At the hearing on the Motion, and upon conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder ("Back-Up Bidder") which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further Court order.

5. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s).

6. Upon the conclusion of the auction, any Overbid Deposits, other than the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be promptly returned. The deposit of the Back-Up Bidder will be returned promptly following the close of escrow for the sale of the Property to the Successful Bidder.

PLEASE TAKE FURTHER NOTICE that the Trustee requests that the order granting the Motion provide that the Debtor and any other occupants of the Property be

1 required to vacate the Property and remove all personal property within seven (7) days of
2 the entry of the order granting the Motion. In the event the Debtor or any other occupants
3 fail to comply with the Court's order, the Trustee should be authorized to prepare and
4 submit to the Clerk of the Court a Writ of Assistance consistent with the order granting the
5 Motion for the Clerk of the Court to issue immediately, which Writ may be levied by the
6 Trustee and his counsel if the Debtor and/or any other occupants fail to voluntarily and
7 timely vacate the Property.

8 In connection with the entry of the above order, the Trustee requests that the Court
9 issue a writ of assistance that the Trustee is authorized to deliver to the United States
10 Marshal Service seven (7) calendar days after entry of the above order if the Debtor or
11 any other occupants of the Property fail to voluntarily comply with the order. Specifically,
12 the Trustee requests that the Court issue a Writ of Assistance directed at the United
13 States Marshal Service that directs and authorizes the United States Marshal Service to
14 enforce the order pursuant to the following terms and conditions:

15 a. The Trustee, in his capacity as the Chapter 7 trustee of Debtor's Estate, will
16 act as custodian of any and all items of personal property left on the Property when
17 possession is taken;

18 b. The United States Marshal, or other law enforcement agency, in taking
19 possession of the Property, shall employ whatever reasonable force is necessary to enter
20 the Property, regardless of whether the Property is locked or unlocked, occupied or
21 unoccupied;

22 c. Anyone interfering with the enforcement of the Order shall be subject to
23 arrest by the United States Marshal, or other law enforcement agency;

24 d. The Trustee will be authorized to hire and pay all reasonable and necessary
25 fees and expenses to a locksmith to assist in taking possession of the Property and to pay
26 all reasonable and necessary fees and expenses associated with the United States
27 Marshal or other law enforcement agency; and
28

e. The Trustee will be authorized to remove, store and/or dispose of any personal property that is left on the Property without further notice or order of this Court, free and clear of any claims or interests of any party and the Trustee will be authorized to pay all reasonable and necessary fees and expenses associated with the removal, storage and disposal.

PLEASE TAKE FURTHER NOTICE that the Motion is made pursuant to 11 U.S.C. § 363(b)(1), and Federal Rules of Bankruptcy Procedure 6004 and 6006 on the grounds that, based on the Trustee's sound business justification, the Trustee believes the sale of the Property as set forth herein is in the best interests of the Estate. The Buyer's offer is the highest and best offer received to date. Moreover, the Overbid Procedures provide a process by which the Trustee could secure a higher price for the Property.

A copy of the Motion is in file with the Court and available by contacting counsel for the Trustee.

PLEASE TAKE FURTHER NOTICE that any response to the Motion must conform with Local Bankruptcy Rule 9013-1(f)(1), must be filed with the Bankruptcy Court no less than 14 days prior to the above hearing date, and must be served no less than 14 days prior to the above hearing date on the Trustee's counsel at the address noted in the top left corner of the first page of this Notice. Pursuant to Local Bankruptcy Rule 9013-1(h), the failure to timely file and serve an opposition to the Motion may be deemed by the Court to be consent to the relief requested in the Motion.

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PLEASE TAKE FURTHER NOTICE that parties may appear in person in Courtroom 1539, or by ZoomGov Video or ZoomGov Audio. ZoomGov connection information is posted on Judge Bluebond's public calendar at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=BB> (Click on the "Select Judge" tab on the upper left side of the screen and select Judge Bluebond).

Dated: June 22, 2022

WEILAND GOLDEN GOODRICH LLP

By: /s/ David M. Goodrich
David M. Goodrich
Attorneys for Chapter 7 Trustee
Wesley H. Avery

Weiland Golden Goodrich LLP
650 Town Center Drive, Suite 600
Costa Mesa, California 92626
Tel 714-966-1000 Fax 714-966-1002

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
650 Town Center Drive, Suite 600
Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): Notice of Hearing of Chapter 7 Trustee's Motion For Order: (1) Authorizing Sale Of Real Property Free And Clear Of Liens, Claims, And Interests Pursuant To 11 U.S.C. §§ 363(B), (F) And (H); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful Bidder, And Back-Up Bidder As Good-Faith Purchaser Pursuant To 11 U.S.C. § 363(M); (4) Authorizing Payment Of Undisputed Liens, Real Estate Broker's Commissions And Other Ordinary Costs Of Sale; (5) Compelling Debtor And Any Other Occupants To Vacate And Turn Over Real Property; (6) Establishing Procedure For Removal Of Personal Property; And (7) Authorizing Issuance Of Writ Of Assistance will be served or was served (**a**) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (**b**) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) June 22, 2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below: Wesley H Avery (TR) wes@averytrustee.com, C117@ecfbis.com; lucy@averytrustee.com; alexandria@averytrustee.com David M Goodrich dgoodrich@wgllp.com, kadele@wgllp.com; lbracken@wgllp.com; wgllp@ecf.courtdrive.com; gestrada@wgllp.com Coby Halavais coby@halavaislaw.com Antonio John Ibarra lbarralaw@aol.com John D Monte johnmontelaw@gmail.com United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) June 22, 2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Alfredo F. Torres
4130 W. 106th Street
Inglewood, CA 90304-2016
Debtor

John D. Monte, Esq.
15303 Ventura Blvd., 9th Floor
Sherman Oaks, CA 91403-3110

Antonio John Ibarra
7211 Painter Avenue
Whittier, CA 90602-1451

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) June 22, 2022, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

SERVED BY OVERNIGHT MAIL

Honorable Sheri Bluebond
United States Bankruptcy Court
Central District of California
Edward R. Roybal Federal Building and Courthouse
255 E. Temple Street, Suite 1534 / Courtroom 1539
Los Angeles, CA 90012

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

6/22/2022

Date

Gloria Estrada

Printed Name


Signature

SERVED BY EMAIL:

MBirnbaum@perkinscoie.com
Sebastian@betterescrowservice.com
Jeff.Allen@fnf.com
casey.picard@aggregateip.com
brian@theparsonsrealestateteam.com
matt@theparsonsrealestateteam.com
bobb@nssourcing.com

SERVED BY UNITED STATES MAIL:

Rigoberto F. Torres
115 Nevada Street
El Segundo, CA 90245

Teresa Torres, Trustee of the
Torres
Vallejo Family Trust
Teresa Torres, Trustee of the
Nevada
Street Trust Dated October 12,
2006
115 Nevada Street
El Segundo, CA 90245

Teresa Torres, Trustee of the
Torres
Vallejo Family Trust
Teresa Torres, Trustee of the
Nevada
Street Trust Dated October 12,
2006
c/o Law Offices of John D.
Monte
15303 Ventura Blvd., 9th Floor
Sherman Oaks, CA 91403-
3110

A-1 Sandblasting & Stucco Co.,
Inc.
Alfredo Torres, Agent for
Service of Process
115 Nevada Street
El Segundo, CA 90245

Jeff Allen
Order Number 00382784-997-
OC1-JA1
Fidelity National Title Company
1300 Dove Street, 3rd Floor
Newport Beach, CA 92660

Sebastian Amirian
VP/Sr. Escrow Officer
Better Escrow Service
3303 West Burbank Blvd.
Burbank, CA 91505

Casey Picard
Brian Parsons
Matthew Peters
KW Commercial
251 South Lake Avenue Ste.
320
Pasadena, CA 91101

Robert Perkins
Northstar Group Properties LLC
10235 Main Street
Bellevue, WA 98004

Mark Birnbaum, Esq.
Perkins Coie
633 W. 5th Street
Suite 5850
Los Angeles, California 90071

Patrick H. Hough
426 Main Street, Suite A
El Segundo, CA 90245-3071

Los Angeles County Tax
Collector
225 N Hill St #1
Los Angeles, CA 90012

Wesley H. Avery (TR)
758 E. Colorado Blvd., Suite
210
Pasadena, CA 91101-5407
Chapter 7 Trustee

Los Angeles Division
255 East Temple Street
Los Angeles, CA 90012-332
United States Bankruptcy Court

United States Trustee (LA)
915 Wilshire Blvd., Suite 1850
Los Angeles, CA 90017-3560
Office of the US Trustee

Verizon
By American InfoSource as
agent
PO Box 4457
Houston, TX 77210-4457

~~Vicente F. Torres~~
~~1268 Eubank Avenue~~
~~Wilmington, CA 90744~~
MAIL RETURNED 07/22/19

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

**650 Town Center Drive, Suite 600
Costa Mesa, California 92626**

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (**a**) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (**b**) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) June 22, 2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below: Wesley H Avery (TR) wes@averytrustee.com, C117@ecfbis.com; lucy@averytrustee.com; alexandria@averytrustee.com David M Goodrich dgoodrich@wgllp.com, kadele@wgllp.com; lbracken@wgllp.com; wgllp@ecf.courtdrive.com; gestrada@wgllp.com Coby Halavais coby@halavaislaw.com Antonio John Ibarra lbarralaw@aol.com John D Monte johnmontelaw@gmail.com United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

☐ Service information continued on attached page

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On (*date*) June 22, 2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) June 22, 2022, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

6/22/2022

Date

Gloria Estrada

Printed Name



Signature